

98 1376149

RECORDING REQUESTED BY

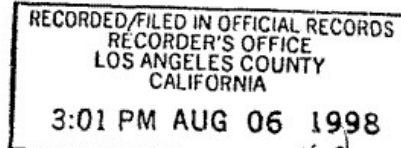
First American Title Insurance Company

AND WHEN RECORDED MAIL TO:

Latham & Watkins
633 West Fifth Street, 40th Floor
Los Angeles, California 90071
Attention: Ane Cahill Priester
Re: Cenco

MAIL TAX STATEMENTS TO:

Cenco Refining Co.
12345 Lakeland Road
Santa Fe Springs, CA 90670
Attention: Treasurer



A. F. N. F. CODE 94 FEE \$48 C 8

SURVEY, MONUMENT FEE \$10. CODE 9.9

TRANSFER TAX
NOT A PUBLIC RECORD

DOCUMENT TRANSFER TAX \$

— COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
— OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.

Signature of Declarant or Agent determining tax. Firm Name

(Space Above For Recorder's Use)

APN'S: 8009-022-029; 8009-022-017; 8009-022-030; 8009-022-031; 8009-022-055; 8009-022-056; 8009-022-057; 8009-022-058; 8009-022-054; 8009-022-053; 8011-016-014; and 8011-016-015

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, POWERINE OIL COMPANY, a California corporation, who acquired title as POWERINE OIL COMPANY, a corporation (Restructured) ("Grantor"), hereby grants to CENCO REFINING CO., a Delaware corporation ("Grantee"), the real property (the "Land") in the City of Santa Fe Springs, County of Los Angeles, State of California, more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference, together with all improvements thereon and appurtenances thereto.

Powerine Refinery and Tank Farms

LA_DOCS246313.1

08/03/98 09:40

9722227+25-40

IN WITNESS WHEREOF, Grantor has executed this Grant Deed on the day and year hereafter written.

Dated: August 5, 1998

"Grantor"

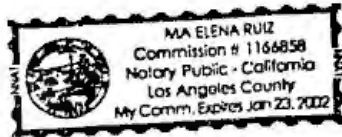
POWERINE OIL COMPANY,
a California corporation

By: [Signature]
Siegfried K. Hodapp, President

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On August 5, 1998, before me, Ma. Elena Ruiz, Notary Public, personally appeared Siegfried K. Hodapp, ☒ personally known to me ~~OR~~ ☐ ~~proved to me on the basis of satisfactory evidence~~ to be the person whose name ~~is~~ subscribed to the within instrument and acknowledged to me that ~~they~~ ^{he} executed the same in ~~their~~ ^{his} authorized capacities, and that by ~~their~~ ^{his} signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
Signature of Notary

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

EXCEPT THEREFROM THE NORTH 20 FEET,

ALSO EXCEPT THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 20 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE THEREOF 190 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID EAST 20 ACRES, 249.26 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE 190 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 249.26 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THE EASTERLY 402 FEET OF THE NORTHERLY 539 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE, LITTLE LAKE ROAD, 40 FEET WIDE, NOW FLORENCE AVENUE.

ALSO EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS EXCEPTED ON A PRIOR DEED OR DEEDS OF RECORD.

Examine Return

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EXHIBIT A CONTINUED

LEGAL DESCRIPTION

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 20 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE EAST ALONG THE NORTH LINE THEREOF 190 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID EAST 20 ACRES, 249.26 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE 190 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 249.26 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN LITTLE LAKE ROAD ON THE NORTH.

ALSO EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND BELOW 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY OR THE USE THEREOF, AS RESERVED IN THE DEED FROM UNITED OIL WELL SUPPLY COMPANY, A CORPORATION, RECORDED SEPTEMBER 19, 1981 AS INSTRUMENT NO. 1698 IN BOOK D1359 PAGE 415, OFFICIAL RECORDS.

PARCEL C:

THE EASTERLY 402 FEET OF THE NORTHERLY 539 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE, LITTLE LAKE ROAD, 40 FEET WIDE, NOW FLORENCE AVENUE.

EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY EVERT F. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 724 IN BOOK D3067 PAGE 149, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 44/90 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY MARGUERITE B. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 721 IN BOOK D3067 PAGE 148, OFFICIAL RECORDS.

EXHIBIT A CONTINUED

LEGAL DESCRIPTION

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY VERA M. COWAN, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 722 IN BOOK D3067 PAGE 147, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY HAZEL B. YALE, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 723 IN BOOK D3067 PAGE 148, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY ROBERT D. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 720 IN BOOK D3067 PAGE 145, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM A 7/108 INTEREST IN THE ABOVE DESCRIBED LAND AS GRANTOR INTEREST MAY APPEAR, ALL OILS, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND ABOVE A PLANE OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED BY HARRY G. JOHNSON, IN THE DEED DATED AUGUST 11, 1965 AND RECORDED OCTOBER 1, 1965 AS INSTRUMENT NO. 727 IN BOOK D3067 PAGE 154, OFFICIAL RECORDS.

PARCEL D:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, IN THE TOWNSHIP 3 SOUTH, RANGE 11 WEST, AS SHOWN UPON A MAP OF THE SOUTHWESTERN PORTION OF THE RANCHO SANTA GERTRUDES, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTH 20 FEET THEREOF DEEDED TO THE COUNTY OF LOS ANGELES FOR ROAD PURPOSES.

Powertine Refinery

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EXHIBIT A CONTINUED

LEGAL DESCRIPTION

ALSO EXCEPT THEREFROM ONE-HALF OF ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES THAT MAY BE PRODUCED UPON OR FROM SAID PROPERTY, AND THE OIL, RENTS AND ROYALTIES RECEIVED THEREFROM, AS RESERVED IN THE DEED FROM DAVID STEWART PATTERSON, ET UX., FILED SEPTEMBER 14, 1922 AS TORRENS DOCUMENT NO. 28717 AND RECORDED IN BOOK 1448 PAGE 162, OFFICIAL RECORDS.

PARCEL E:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 11 WEST OF THE RANCHO SANTA GERTRUDES, SUBDIVIDED FOR THE SANTA GERTRUDES LAND ASSOCIATION, IN THE CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS.

EXCEPT THEREFROM THE NORTHERLY 320.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE EASTERLY 230.00 FEET OF THE NORTHERLY 420.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE EASTERLY 230.00 FEET OF THE NORTHERLY 100.00 FEET OF THE SOUTHERLY 630.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE EASTERLY 30.00 FEET AND THE SOUTHERLY 30.00 FEET THEREOF TO BE USED FOR ROAD PURPOSES.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS SUBSTANCES AND OTHER MINERALS, LOCATED ON, IN OR UNDER, OR WHICH MAY BE PRODUCED FROM, SAID PROPERTY BELOW A VERTICAL DEPTH OF 250 FEET BELOW THE SURFACE THEREOF, TOGETHER WITH THE RIGHT TO DEVELOP, PRODUCE, DRILL FOR, EXTRACT AND REMOVE THE SAME, ONLY BELOW A VERTICAL DEPTH OF 250 FEET BELOW THE SURFACE THEREOF, BUT WITHOUT RIGHTS OF ENTRY, UPON OR THROUGH AND RIGHTS TO USE OR OCCUPY, FOR ANY PURPOSE WHATSOEVER, THE SURFACE OF OR THAT PORTION OF THE SUBSURFACE LYING 250 FEET VERTICALLY IN DEPTH BELOW THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM E.J.B. LAND COMPANY, A CORPORATION, AND LEONA THELMAYER, RECORDED AUGUST 13, 1963 AS INSTRUMENT NO. 928 IN BOOK D2142 PAGE 433, OFFICIAL RECORDS.

Powerline Refinery

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EXHIBIT A CONTINUED

LEGAL DESCRIPTION

PARCEL F:

THE WESTERLY 200.00 FEET OF THE EASTERLY 230.00 FEET OF THE NORTHERLY 100.00 FEET OF THE SOUTHERLY 630.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, OF THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL G:

THE NORTH 320 FEET AND THE SOUTH 100 FEET OF THE NORTH 420 FEET OF THE EAST 230 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST OF THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS EXCEPTED AND RESERVED BY E. J. B. LAND COMPANY, A CORPORATION, AND LEONA THELMA MYER, IN DEEDS RECORDED NOVEMBER 12, 1973 AS INSTRUMENT NOS. 990 AND 991.

Examine Deed

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EXHIBIT A CONTINUED

LEGAL DESCRIPTION

PARCEL H:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, LYING WESTERLY OF ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY.

EXCEPT THEREFROM THOSE PORTIONS INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN PARCELS 46-26B AND 46-28 IN THE FINAL ORDER OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. C-227794, A CERTIFIED COPY OF WHICH WAS RECORDED ON MAY 19, 1980 AS INSTRUMENT NO. 80-496889 OF SAID COUNTY.

ALSO EXCEPT THEREFROM THE INTEREST OF THOSE PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN PARCELS 46-26A AND 46-27, IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON JUNE 12, 1978 AS DOCUMENT NO. 78-631570, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM ALL OIL, MINERALS AND MINERAL RIGHTS, MINERALS, ORES AND METALS AND OTHER USEFUL AND VALUABLE MINERAL DEPOSITS OF EVERY KIND, CHARACTER AND DESCRIPTION, INCLUDING IN PART ASPHALT, TAR, GAS, OIL, PETROLEUM AND OTHER HYDROCARBONS THAT MAY BE OR HEREAFTER BE FOUND, DEPOSITED, CONTAINED OR DEVELOPED IN, UPON, FROM OR UNDER OR THAT MAY BE MINED, EXTRACTED, PUMPED OR WITHDRAWN IN ANYWISE IN, UPON, FROM OR UNDER ALL OR ANY PART OF SAID LAND, AS EXCEPTED AND RESERVED BY JULIA M. BAKER, A WIDOW, IN THE DEED RECORDED FEBRUARY 21, 1935 IN BOOK 13278 PAGE 172, OFFICIAL RECORDS, AND REGISTERED FEBRUARY 4, 1935 AS DOCUMENT NO. 1451-D.

Township Desk Entry

98 1376149